



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
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(479) 621-1186

## ROGERS PLANNING COMMISSION AGENDA

<b>Date:</b>	<b>September 15, 2020</b>
<b>Location:</b>	<b>Virtual (Zoom)</b>
<b>Committee Sessions:</b>	<b>4:45 PM</b>
<b>Regular Session:</b>	<b>5:00 PM</b>

### MEETING INSTRUCTIONS

- To attend via computer:  
Click [this link](#) and enter Webinar Password [814438](#).
- To attend via phone:  
Call [1-312-626-6799](#) and enter Webinar ID [823 7096 3740](#) when prompted.
- Each meeting will take place in the same Zoom room. The Regular Session will begin once the last Committee meeting ends.
- Members of the public wishing to provide input are strongly encouraged to do so in writing. Please email your statement, questions, or concerns to the Planning Commission at [planningcommission@rogersar.gov](mailto:planningcommission@rogersar.gov) before 5:00 PM Tuesday.

### VIRTUAL PARTICIPATION

- Planning Commissioners and Staff are the only visible attendees. All attendees are automatically muted and invisible to others upon entry. Staff will enable/disable talk for each speaker.
- If representing an agenda item or speaking in a public hearing:
  - Click **RAISE HAND** when prompted by the chairman. Staff will enable speaking for your presentation and disable speaking when done.
  - **Dial \*9** to **RAISE HAND** if attending meeting by phone.
- Proof of public notice (**green Return Receipt cards**) for public hearing items must be **emailed or delivered** to Planning Staff by **5:00 PM Tuesday**. There is a dropbox outside City Hall for deliveries.
- If a speaker has any documents or exhibits they wish to show the commission, please email them to [planning@rogersar.gov](mailto:planning@rogersar.gov) before 5:00 PM Tuesday.

## COMMITTEE SESSIONS – 4:45 PM

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### **DEVELOPMENT REVIEW COMMITTEE**

1. LSDP: Culver's, a 4,310-sf restaurant and 3,500-sf commercial building at 4204 W. New Hope Road in the C-2 (Highway Commercial) zoning district and the city's Overlay District.
  - *STAFF: Beth Johnson/Kristifler Paxton*
  - *REPRESENTED BY: Daniel Ellis*

## REGULAR SESSION – 5:00 PM

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### **CALL TO ORDER**

### **ROLL CALL**

### **ACTION ON MINUTES**

1. September 1, 2020

### **REPORTS FROM STAFF**

### **REPORTS FROM BOARDS AND COMMITTEES**

### **CONSENT AGENDA**

### **OLD BUSINESS**

### **PUBLIC HEARINGS**

1. RZN: A request by Crafton Tull representing Magnolia Dog Grooming Facility for a Conditional Use Permit to allow "Animal Grooming" on 1.82 acres at the southeast corner of the S. 43<sup>rd</sup> Street and W. Chastain Crossing in the R-O/PUD (Residential Office, Planned Unit Development) zoning district.
  - *STAFF: Beth Johnson*
  - *REPRESENTED BY: Barry Williams*
2. RZN: A request by Sunil Panchal to rezone property at 706 W. Olrich Street from C-2 (Highway Commercial) to the I-1 (Light Industrial) zoning district.
  - *STAFF: Kyle Belt*
  - *REPRESENTED BY: Sunil Panchal*
3. RZN: A request by Mark Valdez to rezone property at 1504 and 1600 W. Walnut Street from R-SF (Residential Single Family) to the C-2 (Highway Commercial) zoning district.
  - *STAFF: Beth Johnson*
  - *REPRESENTED BY: Will Kellstrom*

**NEW BUSINESS**

2. LSDP: Culver's, a 4,310-sf restaurant and 3,500-sf commercial building at 4204 W. New Hope Road in the C-2 (Highway Commercial) zoning district and the city's Overlay District.
  - *STAFF: Beth Johnson/Kristifler Paxton*
  - *REPRESENTED BY: Daniel Ellis*

**ADJOURN**